

## **19.01 User Guide**

### **.005 How to use this Code.**

This Code has been designed and written to make it as easy as possible for the user to determine all land use regulations that apply to a particular piece of property and to uses, structures and activities on that piece of property. Follow the step-by-step procedure laid out below to find applicable regulations. To assist in understanding the Code, defined terms are *italicized*. Definitions are listed alphabetically in Chapter 19.10.

1. Find your property on the Zoning Map. This map is not included with this Code, but is available for review at the City of Burien Department of Community Development during regular business hours. The property will have one of the following zoning designations:

RS-A	RM-18	CI	O	SPA-2
RS-12,000	RM-24	CC-1	I	SPA-3
RS-7,200	RM-48	CC-2	DC	AI-1
RM-12	CN	CR	SPA-1	AI-2
				PR

2. Refer to the table of contents of this Code and find the section in Chapter 19.15 that corresponds with the zone in which the property is located.

3. Each of the sections in Chapter 19.15 contains a series of charts. The first chart in each section explains the purpose and intent of the zone, along with some regulations that apply to all uses in that zone. The remaining charts in the section contain the basic zoning regulations pertaining to the different uses that are allowed in that zone. Read down the first vertical column of each chart to find the use in which you are interested. Uses are generally listed in broadly defined terms, such as “retail” or “office”. If a use is not listed, it is not allowed in that zone, but may be allowed in other zones.

4. After finding the appropriate use, then read across the chart to find a variety of regulations that apply to that use. Also, read all of the sections that the chart refers to. For example, the basic parking stall requirement is listed in the chart for each use. However, the top of each chart refers to Chapter 19.20, which contains all of the details related to parking, such as the minimum size of parking stalls.

5. This Code is being adopted in phases. Until all phases are adopted, you will also need to review the *Interim Zoning Code* for applicable regulations. For the user’s benefit, this Code identifies the sections that are not yet complete, and where the *Interim Zoning Code* must be consulted. This is solely for the convenience of the reader and is not intended to replace a careful reading of this Code and the *Interim Zoning Code* to determine which regulations apply. If there is a conflict between the two Codes, the *Director* will determine which regulations apply.

6. You now have the basic zoning regulations that apply to the property. However, you should review the table of contents and BMC 19.01.010 to see if other regulations of this Code may be applicable. [Ord. 533 §1, 2010, Ord. 529, 2009, Ord. 396 §1, 2003, Ord. 313 §1, 2000]

### **.010 Additional regulations.**

In addition to the regulations in the use zone charts (BMC 19.15), this Code contains a variety of provisions that may apply to your property or to a particular use or activity on the property. The following list of questions will help you determine what other chapters or sections of this Code contain regulations that may be of interest. This list is provided as an aid to assist the reader in

finding applicable regulations. However, you should review the table of contents of this Code to find other Chapters or sections that may be of interest to you. City staff is also available to assist you.

1. Multi-family recreation space. Are you proposing to build an apartment, townhouse or condominium? If so, see BMC 19.17.010 for requirements for indoor and outdoor recreation space.
2. Transition standards. Is your property within 100 feet of a different zone? If so, see BMC 19.17.015 for additional height, setback and landscaping requirements that may apply.
3. Special review processes. Are you interested in applying for or participating in a use or activity that requires a Type 1, 2 or 3 decision by the City? If so, see BMC 19.65 for the rules of procedure for these types of decisions.
4. Amendments to Comprehensive Plan, Zoning Code or zoning map. Are you interested in requesting a change to the City's Comprehensive Plan, Zoning Code or zoning map? If so, see BMC 19.65 for the rules of procedure for these types of decisions.